

Metes and Bounds Description

SITUATED in the State of Texas, County of Collin and City of McKinney, being part of the W.D. Thompson Survey, Abstract No. 891, being part of a called 18,709 square foot tract of land as recorded in Volume 939, Page 249 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a TxDot aluminum capped monument found marking the most westerly northwest corner of the herein described premises and the northeast corner of a 0.1084 acre or 4,723 square foot right-of-way parcel for TxDot;

THENCE with the northwest line of said 18,709 square foot tract and the northwest line of the herein described premises, North 51°35'42" East, 22.54 feet to a Roome capped 1/2-inch iron rod set in the south right-of-way line of Rock Hill Road marking the most northerly northwest corner of said premises, from which a TxDot aluminum capped monument found for reference bears North 51°35'42" East, 6.24 feet;

THENCE with the north line of said 18,709 square foot tract, said premises and the south right-of-way line of Rock Hill Road, South 87°15'10" East, 55.42 feet to a Roome capped 1/2-inch iron rod set marking the northeast corner of said 18,709 square foot tract, said premises and the most northerly northwest corner of Wilson Creek Development, an addition to the City of McKinney as recorded in Volume N, Page 916 of the Collin County Map Records;

THENCE with the east line of said 18,709 square foot tract, said premises and a west line of said Wilson Creek Development, South 02°40'00" West, 200.00 feet to a Roome capped 1/2-inch iron rod set marking the southeast corner of said 18,709 square foot tract, said premises and an interior corner of said Wilson Creek Development, from which a PBS&J capped iron rod found for reference bears North 09°15'32" West, 0.43 feet;

THENCE with the south line of said 18,709 square foot tract, said premises and a north line of said Wilson Creek Development, North 84°03'36" West, 71.99 feet to a Roome capped 1/2-inch iron rod set marking the southwest corner of said premises and the southeast corner of the aforementioned TxDot 0.1084 acre tract, from which a TxDot aluminum capped monument found for reference bears South 02°29'50" West, 1.41 feet;

THENCE with the west line of said premises and the east line of said TxDot 0.1084 acre tract, North 02°29'50" East, 181.16 feet to the place of beginning and containing 14,161 square feet or 0.33 acre of land.

Surveyor's Certification

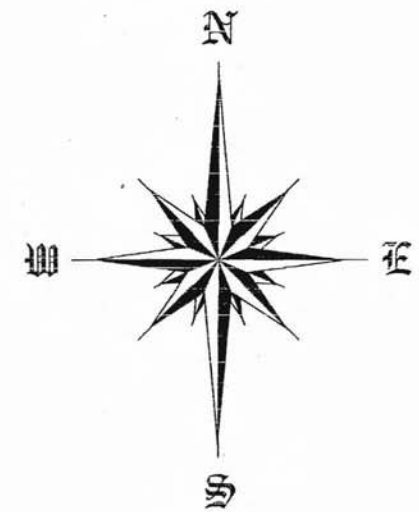
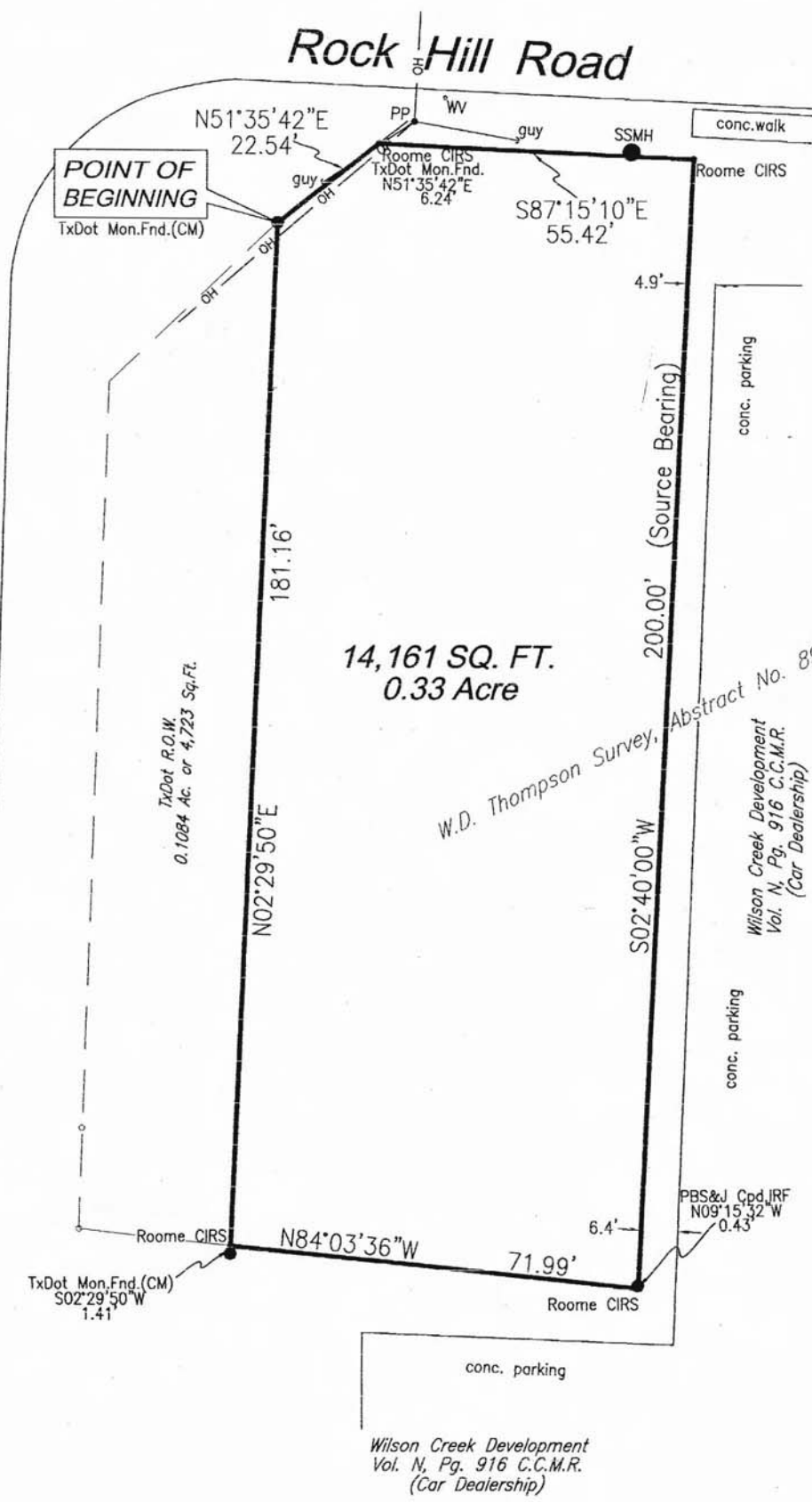
The undersigned hereby certifies to: McKinney Title Company, John R. Hubbard and All Interested parties (1) this Survey was made upon the ground of the Property described herein on September 19, 2005, by myself or under my supervision, (2) the description contained hereon and the location of rights-of-way, visible easements, set-back lines, visible improvements, and encroachments, that I have knowledge of or have been informed of, are accurately reflected hereon, (3) all monuments shown hereon actually exist and the location, size and type of material thereof are correctly shown, (4) the Property reflected hereon has access to and from U.S. Highway 75 (possible limited access) and Rock Hill Road (5) the relationship of the Property to all contiguous real estate is correctly shown, (6) no part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0285 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996 (Zone X).

F.E. Bemenderfer Jr.
Registered Professional Land
Surveyor No. 4051



Notes: 1) This survey has been performed without the benefit of a title commitment; 2) Source bearing Wilson Creek Development as recorded in Volume N, Page 916 of the Collin County Map Records; 3) Surveyor's signature will appear in red on certified copies only; 4) CM is a controlling monument; 5) Roome capped iron rods set are 1/2-inch in size. 5) Surveyor did not abstract for easements. Visible easements shown.

U.S. Highway 75



Scale: 1"=30'



Legend

| | |
|-------|-------------------------------|
| OHL | overhead lines |
| WW | Water Shutoff Valve |
| SSMH | Sanitary Sewer Manhole |
| Guy | Guy Wire |
| PP | Power Pole |
| TxDot | Texas Dept. of Transportation |

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